

Eucalyptus Grove Homeowners Association Annual Membership Meeting

January 12, 2006

Minutes

(Subject to Homeowner's approval)

The meeting was held in the Conference Room of the Best Western South Coast Inn, 5620 Calle Real, Goleta, CA.

Board President, Dan Baxter, called the meeting to order at 6:00 pm.

Board Members present:

Mike Ashby
Greg Honnold
Cathy Leyva
Craig Nicholson

Also in attendance:

Bob Bartlien, James Nguyen--Bartlein and Co.
Bill Bold--Scribe

Roll Call

A total of 62 units were represented in person or by proxy.

A quorum was not achieved.

The Association members present elected to proceed, with this "unofficial" meeting. The official meeting is rescheduled for Thursday, February 9, at 6:00 pm, to be held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, at which time the Board, with its proxies, will ratify any actions taken at this evening's "adjourned" meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 1, 2005.

Prior Meeting Minutes

The minutes from last year's Annual Meeting were read and approved by the members present.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue:	\$1,097,234.28
Operating Expenses:	769,760.47
Reserve Expenditures:	180,420.63
Reserve Total:	\$522,914.22

As of Jan. 1, 2005, the Association Reserve is 78.8% fully funded.

The Treasurer's Report was approved as presented.

Mary Mason presented a brief summary of the activities in 2005 on the submitted applications for restitution for defective exterior siding (Class Action Suit).

Election of Board

Sitting Board Members Dan Baxter, Greg Honnold and Cathy Leyva acknowledged their two-year term on the Board had now concluded.

The following Association members were **nominated** to serve a two-year term on the Board:

Dan Baxter
Cathy Leyva
Todd Matson

The following were **elected** to the Board, by votes present and by proxy:

Dan Baxter
Cathy Leyva
Todd Matson

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2005.

The membership officially thanked the Board Members for their dedication and hard work volunteered to the Association. To this end, a motion was placed and unanimously approved to award the Board Members a complimentary dinner, from the members of the Association. The Board thanked the Association Members, but refused the dinner offer.

Topics of Discussion included:

- Parking and towing activities;
- Auto Entry Gate;
- Tenting (fumigation) schedule;
- Siding repairs as a Reserve Funding (scheduled) item;
- Creek bed repairs funding;
- Gardener's (Progressive Landscaping) activities;
- Homeowners Survey/Residency By-law.

Adjournment

The **2005 Annual Meeting** was adjourned at 7:03 pm.

Eucalyptus Grove Homeowners Board of Directors Meeting February 9, 2006 Minutes

(Subject to Board of Director's approval)

Board Vice President, Mike Ashby, called the meeting to order at 6:08 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Cathy Leyva, Craig Nicholson, Todd Matson (Dan Baxter joined the meeting a few minutes later, while in progress, all Board Members present),

Ms. Gabbert (Homeowner, unit 314),

Mr. Honnold (Homeowner, unit 256),

James Nguyen (Bartlein and Co., Inc.),

Bill Bold (Scribe)

Ms. Gabbert (unit 314) informed the Board that there appear to be individuals living in RVs in the **parking lot next to** (east of) **the Grove**; also Grove residents are climbing over the **fence** along this boundary as a short cut to work. Ms. Gabbert sent a letter to Raytheon alerting them to the 'transients'.

The **January Meeting minutes** were reviewed and one correction approved:

- *Added to the list of Attendees was Ms. Granger, homeowner, unit 134.*

With this change, the minutes were **approved**.

February Treasurer's Report:

Total Income	\$67,098.21
Total Expenditures	29,797.36
Transfer to reserve	37,300.85
Total Assets	\$587,553.69

The Feb. Treasurer's Report, which was attached to the agenda, was **approved** as presented.

The Board signed new **bank signature cards**.

The Board **approved** transferring \$100,000 from the Community West Bank Savings Account to two CDARS accounts (at CWB): one 3 month, and one 6 month account.

The Board received an update on the application for Restitution in the **siding class action suit** from Mary Mason, via email.

Cathy Leyva reported the results of a "walk around" with Todd Matson and Arturo Gonzalez of Progressive Landscaping; items included: construction materials left on landscaping,

Installation of "bender board" along footpaths, and extending the split rail fence at 7632

(a letter will be written to the responsible unit owner in this area regarding bicycles being ridden in common area). The Board **approved** the fence extension at bldg. 7632.

Old Business

- The Board **approved** Part I of a three-part bid from Progressive for creek bed repair for \$8,750; Parts II & III were tabled until next meeting.
- Status of **siding repairs** by Sea View reported by J. Nguyen, M. Ashby asked Sea View Construction. Not park in the “red zone” for extended periods.
- J. Nguyen reported the unauthorized **porch extension** at unit #130 was removed.
- The Board discussed items pertaining to the new **Entry System**; B. Bold will provide the data entry and coordinate the implementation of the computer-based program; 200 of the remote openers & key cards will be ordered at this time; process of assigning entry codes discussed.
- The Board discussed the creation of a “**Rules and Regulations**” document; all Board members will contribute with M. Ashby chairing the action.

New Business

- The Board discussed and approved hiring a **Pool Patrol** from Jimenez Security for a two-month trial, on duty Friday and Saturday nights at this time.
- J. Nguyen reported on an anonymous call received concerning a **trespasser** in the pool area “after hours”, possibly a former resident. No actions taken.
- The Board approved the repair to the **staircase** of unit 271 (bldg. 7640).
- J. Nguyen provided the Board with the **Annual Statement of Information** Regarding Management.
- The Board discussed **new State laws** on the election of Board members (nominating and voting procedures, effective July 1, 2006) and publicizing liens recorded on homeowners properties at the Grove: effective Jan. 2006, the Board must record in the minutes, in an open meeting, any recording of liens on homes approved by the Board. As of Feb. 9, 2006, the Board approved the process of recording liens on the following units: 104, 106, 124, 226, 241 and 249.
- The Board approved dropping the **contract** with BJ's Towing for on-call services at the Grove and offering the contract to **Smitty's Towing**.

(At this time, the Board adjourned to **Executive Session**)

The February meeting was **adjourned** at 8:20PM

The next Board meeting is scheduled for **Thursday, March 9, 2006 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

**Eucalyptus Grove Homeowners
Adjourned Annual Meeting
February 9, 2006
Minutes**

(Subject to Board of Director's approval)

Board Vice President, Mike Ashby, called the Adjourned Annual Meeting to order at 6:04 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Cathy Leyva, Craig Nicholson, Todd Matson (Dan Baxter absent, all other Board members present.),

Ms. Gabbert (Homeowner, unit 314),

James Nguyen (Bartlein and Co.),

Bill Bold (Scribe)

Proof of Meeting Notice was presented; notice given to all Homeowners on Jan. 19, 2006.

Units represented by attendee or proxy is 55.

The Board ratified all actions taken at the Jan. 12, 2006 Annual Homeowners Meeting.

The meeting was **adjourned** at 6:08

The next Annual Homeowner Meeting will be held in Jan. of 2007, location and time will be announced to all Homeowners beforehand.

Eucalyptus Grove Homeowners Board of Directors Meeting March 9, 2006 Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Mike Ashby, Cathy Leyva, Craig Nicholson, Todd Matson, all Board Members present), James Nguyen (Bartlein and Co, Inc.), and Bill Bold (Scribe)

The **February Meeting minutes** were reviewed and **approved**.

March Treasurer's Report:

Total Income	\$56,379.63
Total Expenditures	61,295.94
Transfer to Reserve	30,083.69
Transfer from Reserve	35,000.00
Total Assets	\$583,305.18

The March Treasurer's Report was **approved** as presented.

The Board **approved** transferring \$90,000 at Community West Bank to a one-year CDARS account. The Board also approved renewing the CDARS account at Citizens Bank on Mar. 30, 2006.

J. Nguyen distributed the **audited financial statements** prepared by the CPA to the Board, as well as returning the **2005 Treasurer's Packets** to the Board.

The Board received an update on the application for Restitution in the **siding class action suit** from Mary Mason.

Cathy Leyva reported the results of a "walk around" at the development; items included:

- Construction materials left on landscaping,
- Bid for installation of "bender board" along footpaths,
- Top of carports need cleaning,
- Trash bin "floors" rotted,
- Tree replacement issues,
- Various Common Area violations outside of units, voids under the edges of foundations,
- Complaint (unit 222) concerning a recently planted tree.

Most of these issues are currently being managed by the Board; the replacement of dumpsters will be handled by J. Nguyen, and M Ashby will look into options ("snorkel vacuum") for carport roof cleaning.

Old Business

The Board discussed the status of several issues:

- **Creek erosion** repairs – delayed due to inclement weather,
- **Deck** and **siding** repairs in progress as weather allows,
- New **front gate entry system**: Rec'd 118 orders from Homeowners for remotes, placing orders from PSS for additional remotes (Board approved to order 200 more clickers & 200 more cards),
- **Pool Monitor – Jimenez Security**: Suspend service on Mar. 31, 2006 (as agreed earlier), parking of "patrol car" in red to be discontinued.
- Exterior **modifications** at patio entrance of unit 230, need to be removed.

New Business

- The Board discussed the scope of the **janitorial cleaning** and requested J. Nguyen ask Merit Cleaning submit a bid for increasing (to three times a week) their bathroom cleaning tasks.
- The Board **denied** the request for **waiving the large charge** on the special Assessment Fee from the owner of unit 368.
- The Board approved drafting a **Letter of Commendation** to Progressive Care (A. Gonzalez) for their continuing work at the Grove.

(At this time, the Board adjourned to **Executive Session**)

The March meeting was **adjourned** at 8:23PM

The next Board meeting is scheduled for **Thursday, April 13, 2006** at **6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting

April 13, 2006

Minutes

(Subject to Board of Director's approval)

Board Vice-President, Mike Ashby, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Cathy Leyva, Craig Nicholson, Todd Matson, (all Board Members except Dan Baxter present), Ms. Mason (siding restitution), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

The **March Meeting minutes** were reviewed and **approved**.

April Treasurer's Report:

Total Income	\$71,062.31
Total Expenditures	51,673.36
Transfer to Reserve	17,624.95
Total Assets	\$590,737.71

The April Treasurer's Report was **approved** as presented.

The Board received an update on the application for Restitution in the **siding class action suit** from Mary Mason. The board discussed the possibility of hiring a Consultant Inspector. T. Matson will confer with Ms. Mason on this issue and make a recommendation to the Board.

The Board discussed several **landscaping**/exterior issues; items included:

- Trash dumpsters replaced as requested (March mtg.);
- Removal of an "unauthorized tree" at the request of a homeowner (complied with);
- Patio lattice screen not authorized by Board (bldg. 7638)(Board to determine unit number, send owner a letter asking for removal);
- Utility doors at unit 224 still in need of repair. Board will issue a notice to repair (to be complied with within 30 days);
- Cleaning top of carports tabled until July Board Meeting. J. Nguyen to consult Sea View Construction on this issue;
- Water flowing from curb drain near bldg. 7632. Source of water yet to be determined;
- Additional planting required in "dirt areas" near bldg. 7628. C. Leyva to work with Progressive Landscaping on this issue.

Old Business

J. Nguyen updated the board on the following:

- **Creek erosion** repairs – still delayed due to rain-soaked ground;
- **Deck and siding** repairs: 7632 nearing completion, next building is 7634;
- New **front gate entry system**: Rec'd 161 orders from Homeowners for remotes, Distribution date needed (see actions, below);
- Ms. Cunningham's (unit 254) daughter observed **riding a bicycle** over planted **Common areas** (Board approved sending Ms. Cunningham bill for replacing plants);
- Requested Board approval to record a **lien** on Ms. Cunningham's unit (254)(ref delinquent Assn. dues). Board approved;

The Board discussed the unauthorized additions to the **entry** walk to **unit 230** and approved requesting the owner remove the borders installed along the walkway.

The Board discussed requesting one additional **bathroom cleaning** (Merit Cleaning) per week. Issue tabled until next meeting. C. Leyva to investigate extent of cleaning currently being carried out by Merit.

The Board discussed several issues pertaining to the **new gate entry system**:

- The Board approved waiving the "late fee" on remote openers until the gate is operational;
- Shall numerical Entry Codes be given to all owners? Vote split 2 - 2. (Note: Vote later decided by a "Yes" vote from D. Baxter.);
- Tentative distribution date set for April 29/30. (Note: Distribution date later changed to May 6/7.);
- Tentative start-up date for new system: May 15, 2006;
- C. Leyva to draft letter for Special Mailing giving instructions for remote packet pick up.

New Business

- J. Nguyen informed the Board the monthly pool maintenance fee (from Perfect Pools) would increase by \$10 to \$160 per month. The Board accepted this increase.
- It was noted that there are latticework repairs needed on the carport structures. J. Nguyen will arrange for a survey of the property and repair latticework, as required.

(At this time, the Board adjourned to **Executive Session**)

The March meeting was **adjourned** at 8:38PM

The next Board meeting is scheduled for **Thursday, May 18, 2006 at 6:00 pm**, will be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting May 18, 2006 Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:03 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Mike Ashby, Craig Nicholson, (Board Members Cathy Leyva and Todd Matson absent), Ms. Mason (siding restitution), Ms. Wu (unit 317), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

Ms. Wu (unit 317) asked the Board to investigate a possible **roof leak** at building 7610, as evidenced by a water stain on ceiling of her unit. J. Nguyen will notify H & H Roofing.

The **April Meeting minutes** were reviewed and **approved**.

May Treasurer's Report:

Total Income	\$54,966.66
Total Expenditures	68,056.65
Transfer to Reserve	16,910.01
Transfer from Reserve	30,000.00
Total Assets	\$577,525.71

The Board reviewed the current savings account totals and approved renewing the CDARS at Banco Popular for 3 months.

The May Treasurer's Report was **approved** as presented.

Mary Mason updated the Board on the siding restitution issue. The Board recommended seeking advice from "Class Counsel" as well as attorney Jim Hutchins for a legal opinion and estimate of legal costs should an attorney be hired by the Grove.

Old Business

- **Creek erosion** repairs: current phase completed, discussion on further repairs tabled until further notice;
- **Deck and siding** repairs: buildings 7624, -26, -34, -36 and -40 in work;
- **New front gate entry system**: Start up date delayed due to damage to exit gate. Board **approved** replacement of gate at \$2,946 (2-3 weeks to repair). The Board also **approved** compensation to B. Bold (\$250, with another amount to be determine later when gate is in operation) for setting up, programming and data entry required for the new system. The Board also **approved** the installation of the new **card readers** at the **pool** and **exercise room**, with start-up of that part of the system as soon as possible;
- **Patio Entry** walkway additions at unit 230: Walkway border not yet removed by owner (as requested by Board) – Board **approved** the removal of the border and

billing the unit owner for this removal.

New Business

- **Pool heater** needs replacement, at approx. \$3,200. Board **approved**;
- Requests to **waive late fees** for Special Assessment payment (units 122 and 309). Board **denied**;
- Pest Control Co. recommends placing rocks to prevent animal **digging under entry slab** (unit 233). Board ok'd Progressive Landscaping to do;
- **Pet violation** (2 dogs) reported at unit 225. J. Nguyen to write letter to homeowner;
- Unapproved **front screen door** (black in color) reported. Board will review to determine unit # and J. Nguyen will write letter to homeowner;
- Sections of **roof** at buildings 7626 and 7630 need **replacement** at approx. \$5850 and \$5150, respectively (H&H Roofing). Board asked for second quote;
- **Washing machine leak** (unit 214) caused interior damage to utility room (bldg. 7610). Board **approved** billing the owner (unit 214) for all related costs;
- Board **confirmed towing** a Jeep (with expired registration) from the Phase I parking area at the Grove. A brief discussion of parking regulations ensued.

(At this time, the Board adjourned to **Executive Session**)

The May meeting was **adjourned** at 7:50 pm.

The next Board meeting is scheduled for **Thursday, June 8, 2006 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

/o=BGROUP/ou=First Administrative Group/cn=Recipients/cn=JamesN

From: Dan Baxter [wing.rider@verizon.net]
Sent: Saturday, May 27, 2006 8:38 AM
To: Nguyen, James
Subject: EGHOA Directors Emergency Meeting

James,

I will write up an official EGHOA Directors Emergency Meeting Minutes and forward them to you later. However, here is the basic results of our meeting.

Dan Baxter called the meeting to order on Friday, May 26th at 5:30PM

In attendance were: Dan Baxter
Mike Ashby
Craig Nicholson
Cathy Leyva

Dan and Mike discussed the general issue concerning the dogs still being maintained by Lois Cunningham in the complex.

The board was informed that the mediation results were unsuccessful and discussed options proposed by our attorney, Jim Smith.

The following motion by proposed by Craig Nicholson and Mike Ashby:

The EGHOA Board of Directors move to hire Jim Smith for immediate injunction and lawsuit to immediate and permanent removal of the dogs in question and seek any and all legal fee's and court cost per EGHOA CCR's and or California Civil Code.

Motion was seconded by Cathy Leyva.

Motion was approved by unanimous vote.

Mike motioned to adjourn the emergency meeting.

Craig seconded the motion.

The EGHOA emergency meeting was ended at 6:02PM

James, please proceed ASAP with the above direction of the board. I did discuss the later in the evening with Todd and he agreed with the board's action.

Thanks,

Dan

5/30/2006

Eucalyptus Grove Homeowners Board of Directors Meeting

June 8, 2006

Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Mike Ashby, Todd Matson, Craig Nicholson, (Board Member Cathy Leyva absent), Ms. Mason (siding restitution), Mr. & Mrs. Connelly (unit 269), Mr. Jackson (unit 115), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

Mr. & Mrs. Connelly (unit 269) requested the Board approve installation of **flagstone on the patio deck** of their unit. The Board **approved** this installation.

The **May Meeting minutes** were reviewed and **approved**.

June Treasurer's Report:

Total Income	\$55,298.56
Total Expenditures	53,357.84
Transfer to Reserve	2,570.72
Total Assets	\$580,207.00

The Board reviewed the current savings account totals and approved renewing the CDARS at Los Padres Natl. Bank for 5 months, and the CDARS at Community West (Coastal Bank) for 12 months.

The June Treasurer's Report was **approved** as presented.

Mary Mason updated the Board on the **siding restitution issue**. The Board **approved** hiring attorney Jim Hutchins for an analysis and legal opinion on the Grove's application case. A maximum of \$3,500 or 10 billable hours was approved.

Old Business

- **Deck and siding** repairs: building 7640 complete; buildings 7624, -26, -32, -34 and -36 in work;
- The Board authorized Sea View Construction to buy and store a quantity of Trex® material for use in siding repairs at the Grove
- **New front gate entry system**: Start up date for auto gates to coincide with replacement of exit gate (June 16, 2006) - signs will be posted alerting residents to the start-up date;
- **Patio Entry** walkway additions at unit 230: Walkway border removed from patio entrance, homeowner billed;
- The Board approved the bid from Sea View Construction for **clearing debris from the top of the carports** (\$4,159.50);

- New **pool heater** installed, additional venting and door required at pump room, JN to clarify additional work required with heater installer;
- **Trash enclosure modification:** tabled.

New Business

- The Board discussed a **pet violation** concerning unit 225 and brown **front door** installation at unit 225. The Board requested a second letter be sent to the owners; additionally, the Board asked a letter be sent to the owners of unit 358 (front black metal screen door violation);
- Bids for **roof repair** at bldgs. 7626 and 7630 presented to Board. The Board now requests quotes for overlay and tear-off from both bidders, as well as bids for reroofing the entire buildings;
- Discussion of installation of **bender board** for pathways tabled until C. Leyva present;
- Board members reviewed and signed the "**Funds Agreement**" as presented by Bartlein & Co., Inc.;
- A **water leak** at bldg. 7602 – where supply pipes enter building – was noted;
- The Board briefly discussed the state of repair of the **boundary fence** along Hollister Ave.

(At this time, the Board adjourned to **Executive Session**)

The June meeting was **adjourned** at 7:50 pm.

The next Board meeting is scheduled for **Thursday, July 6, 2006 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting

July 6, 2006

Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:01 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Mike Ashby, Todd Matson, Craig Nicholson, Cathy Leyva (all Board members present), Ms. Mason (siding restitution), Mr. Anderson (unit 225), Mr. & Mrs. Connelly (unit 269), Ms. Granger (unit 134), Ms. Kemp (unit 135), Ms. Latham (unit 259), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

Mr. Anderson discussed **pet restrictions** (only 1 dog allowed) and **front door** (must be white to match others in the Development) treatments with the Board. Mr. & Ms. Latham discussed **interior drywall** damage with the Board.

Mrs. Connelly, Ms. Granger and Ms. Kemp requested the Board to approve installation of **flagstone on the patio deck** of their units (as approved by the Board last month for unit 269). The Board **approved** these installations.

A request through Bartlein from Ms. Walther (125) asked the Board's permission to replace the **cable line** between the main connection box and her unit (by Cox cable). The Board approved the replacement with the condition the original wire route is used. A request from Mr. Honnold (256) to extend a **split rail fence** to discourage bicycle riding in common areas was tabled.

The **June Meeting minutes** were reviewed and **approved**.

July Treasurer's Report:

Total Income	\$50,415.05
Total Expenditures	42,524.07
Transfer to Reserve	7,890.98
Total Assets	\$592,774.19

The Board reviewed the current savings account totals and noted the CDARS at Natl. Penn Bank was approved for a 12-month renewal, but due to a miscommunication, was renewed for only three months. This will be adjusted at next renewal.

The July Treasurer's Report was **approved** as presented.

Mary Mason updated the Board on the **siding restitution issue**. The Board **approved** paying the retainer (\$2,500) to attorney James Hudgens for an analysis and legal opinion on the Grove's application case. Forestex inspections to are to begin in a week.

Old Business

- **Deck** and **siding** repairs: buildings 7626 and 7636 are in the works with two crews on the job;
- Sea View Construction to **clean carport tops** starting 7/10/06, new notification signs to be posted;
- Board **approved** payment to Perimeter Security for replacement of **exit gate**;
- New **pool heater** installed, the Board **approved** additional venting and door required at pump room, JN negotiated lower price on this work; **"No Smoking" signs** to be replaced in Pool Area and sticking **pool gate** to be addressed;
- Board **approved** bid from H & H Roofing for roof replacement at bldgs. 7626 for \$15,869.12 & 7630 for \$18,515.87 ("Tear-off", "30-year shingles");
- D. Baxter to talk to Progressive Landscaping and Arcadia Studios on next phase of **creek bed restoration**.

New Business

- The Board **approved** the replacement of **bender board** for pathways throughout the Grove by Progressive (\$3,136);
- The Board **approved** sending a second (final) letter to the owner of unit #358 directing removal of a black (metal) screen front door on the unit;
- The Board reviewed an email describing a fall injury sustained by Ms. Burk at the Grove on 6/28/06 (no action required);
- The Board briefly discussed the practice of "backing" cars into **parking spaces** (no action required since it's not in the governing documents);
- Several clean-up improvements for the trash/recycling areas were suggested by C. Leyva, J. Nguyen will follow up.

(At this time, the Board adjourned to **Executive Session**)

The July meeting was **adjourned** at 8:25 pm.

The next Board meeting is scheduled for **Thursday, Aug. 10, 2006 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting August 10, 2006 Minutes

(Subject to Board of Director's approval)

Board Vice President, Mike Ashby, called the meeting to order at 6:01 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Todd Matson, Craig Nicholson, Cathy Leyva (Dan Baxter absent), Ms. Mason (siding restitution), Mr. Jackson (unit 115), Mr. Rauch (unit 351), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

With the Board, Mr. Rauch (351) discussed options for pagoda light replacement, tree trimming at the front entry area, gutter maintenance, restoration of landscaping after repair work and repainting the bridge surface. James N. will research replacement light prices from Stone Age.

Mr. Jackson (115) discussed **roof replacement** work and **parking lot pavement maintenance** with the Board.

A request from Mr. Honnold (256) to extend a **split rail fence** to discourage bicycle riding in common areas was discussed and denied by the Board.

The **July Meeting minutes** were reviewed and **approved**.

August Treasurer's Report:

Total Income	\$52,541.38
Total Expenditures	86,497.83
Transfer from Reserve	50,000.00
Total Assets	\$560,471.54

The Board reviewed the current savings account totals and approved transferring the CDARS accounts at Blue Valley Bank (\$50k) and Bank Mutual (\$50k) to Community West Bank Money Market account. The August Treasurer's Report was **approved** as presented.

Mary Mason updated the Board on the **siding restitution issue**. The Forestex® inspection is nearing completion. J. Hutchins, Association legal advisor on the siding issue, recommends having an inspector to verify Masonite® was used at the Grove.

C. Leyva briefed the Board on several **Landscaping/exterior issues** including: walkway bender board installation progress, various tree trimming requirements, irrigation check by Progressive, mulch supply/storage in the parking lot, personal items being left in Common areas and clean-up needed at front porch for unit 241. James N. will write a letter to the owner of unit 241.

Old Business

- **Deck** and **siding** repairs: buildings 7632 and 7634 are in work with two crews on

the job. The Board **approved** scaling back to one crew upon the completion of repairs to building 7632;

- The Board discussed repairs to the **perimeter fence** (along Hollister Ave.), and agreed to take up the discussion when the deck repair work is complete;
- The Board will seek mediation on the issue of the **black screen door** at unit 358;
- The Board discussed the possibility of extra **trash/recycling pickups**, the condition of the bins and cleaning of the enclosure areas. James N. will research pricing for additional pickups;
- The Board discussed and tabled the issue of **spraying for ants** (Lenz Pest Control) at the dumpster enclosures;
- The Board **approved** payment to **H&H Roofing**: 90% now, 10% at completion;
- The Board requested a bid for correcting the **sticking gate** problem at the pool;
- The Board requested a repair to the **pedestrian gate** (north gate).

New Business

- The Board discussed recent **parking violations** – no cars towed recently;
- The Board asked for a quote for repainting the walk surface on the **foot bridge** and a quote for repairing the bridge with Trex® -- Joey to evaluate;
- Noting a **roof repair** required for building 7634, the Board asked for a quote for roof replacement at 7634;
- The Board **approved** a maintenance contract with Perimeter Security for the **auto gates** (\$230 every 3 months).

(At this time, the Board adjourned to **Executive Session**)

The August meeting was **adjourned** at 8:10 pm.

The next Board meeting is scheduled for **Thursday, Sept. 14, 2006 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting September 14, 2006

Minutes

(Subject to Board of Director's approval)

Board President, Dan Baxter, called the meeting to order at 6:01 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Mike Ashby, Todd Matson, Craig Nicholson, Cathy Leyva (all Board members present), Ms. Mason (siding restitution), Mr. Jackson (unit 115), Ms. Medina (unit 214), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

Request by Owners in Attendance

Ms. Medina (unit 214) discussed her homeowner's insurance coverage with the Board on the matter of a **washing machine leak**, prior. The Board reiterated the homeowner of the unit where the leak developed is responsible for any damage caused.

Mr. Jackson (115) discussed palm trees planted in the creek area and **tree transplant** work with the Board.

Mr. Laza (370) requested (in writing) Board approval for the **replacement** of his front **windows**. Board approved with the condition windows must match design and color of original, and must be installed by an insured and licensed contractor.

The **August Meeting minutes** were reviewed and **approved**.

August Treasurer's Report:

Total Income	\$54,611.52
Total Expenditures	147,472.77
Transfer from Reserve	85,000.00
Transfer to Reserve	8,182.30
Total Assets	\$468,789.83

Year-to-date through August expenditures are at 53.2%.

The Board reviewed the current savings account totals and approved renewing the CDARS account at National Penn Bank (\$45k) for a one-year term, transferring the balance (\$25k) with the CDARS account from Simmons 1st Bank (\$20k) to the Community West Bank Money Market account. The September Treasurer's Report was **approved** as presented.

Mary Mason updated the Board on the **siding restitution issue**.

Old Business

- **Deck and siding** repairs: single crew working on bldg. 7628, units 336 and 337.
- **Metal Screen door** at unit 358 now painted white, Board will view the door, decide on any further action.

- The Board discussed a **replacement landscaping light**; the model discussed is too expensive; item tabled, will continue to research.
- The Board approved **replacement of roof** for building 7634 (\$17,945 – H&H Roofing).
- The Board discussed extra **trash/recycling pickups**, and approved a three-month trial period of one extra recycling pickup (per week) at the 7632, 7636 and 7638 recycling locations (\$57.90 per extra pickup).
- The Board approved the replacement of the **footbridge floor** (tread) with Trex® (\$1479 – Sea View Constr.).
- The Board approved the **replacement** of the **concrete pad** at the pool gate (entrance) to eliminate the gate sticking open (\$485 – Sea View Constr.).
- The Board asked for the paving contractor to inspect an area of the Phase III parking lot for **possible asphalt repair**.
- The Board requested a second repair to the **pedestrian gate** (north gate).

New Business

- The Board discussed the soon-to-expire **earthquake coverage** and renewal process. Premium has increased significantly along with short notice of quotes.
- The Board discussed solutions for areas of **standing water** in the creek bed near buildings 7624 and 7626; Progressive Landscaping will be asked to slope the creek run or offer an alternate fix.
- The Board discussed and approved requesting an **Annual Audit** from Purdy and Co., CPA (\$1175).
- The Board discussed the issue of a **Pool Monitor**.
- Board President, Dan Baxter is relocating and therefore, formally tendered his **resignation** as **Board President**, effective 9/14/06; he will serve as Board Member for the balance of 2006; Mike Ashby was elected by the Board to assume the position of Board President.

(At this time, the Board adjourned to **Executive Session**)

The September meeting was **adjourned** at 8:10 pm.

The next Board meeting is scheduled for **Thursday, Oct. 5, 2006 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting October 5, 2006 Minutes

(Subject to Board of Director's approval)

Board President, Mike Ashby, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Mike Ashby, Dan Baxter, Todd Matson, Craig Nicholson, Cathy Leyva (all Board members present), Mr. & Mrs. Connolley (unit 269), Mr. Jackson (unit 115), Mr. Munoz (unit 235), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

Request by Owners in Attendance

Mr. & Mrs. Connolley (269) discussed **ivy covered trees**, suspicion of wood rot at the roofline of building 7640, wood rot on the window sill of their unit, acceptable replacements for front door lights, and the schedule for "tenting" bldg. 7640. The Board will ask Sea View Const. to inspect the sill and roofline rot, T. Matson will look into options for replacement light fixtures, and a quote with possible dates will be obtained for the "tenting".

Mr. Jackson (115) discussed the replacement of the **exterior doors** for the Maintenance, Utility Rm. and Exercise Rm. at building 7630 with the Board. The Board will get quotes for the replacement of these doors.

Mr. Munoz (235) discussed improving the **landscaping** on the "creek side" of bldg. 7628 and volunteered for Board membership.

The **September Meeting minutes** were reviewed and **approved**.

September Treasurer's Report:

Total Income	\$51,010.05
Total Expenditures	89,017.49
Transfer from Reserve	40,000.00
Transfer to Reserve	1,992.56
Total Assets	\$423,627.30

Year-to-date Operating Expenses (as of 9/30/06) are at 55.2% of budget allotment.

The September Treasurer's Report was **approved** as presented.

C. Leyva updated the Board on the following **Landscaping**-related issues: Items left in Common areas will be tagged and removed (notification will be in the Newsletter), palm tree removal, bender board replacement, new tree planting, condition of signs on the pool gate, trash dumpster at bldg. 7638 needs replacement, landscape watering, sloping of creek to eliminate standing water and TV cable installed on the exterior of bldg. 7634.

Old Business

The Board discussed:

- **Deck** and **siding** repairs (review);
- Payment to H&H Roofing \$1936.70 (bldg. 7630), \$1699.48 (bldg. 7626) and \$1240.00 (bldg. 7610) – **Approved**;
- Metal **screen door** for unit 358 now painted white – no further action required;
- **Attic space** work at unit 370 was insulation installation;
- Balance payment for **entry system** setup and data entry to Bill Bold – **Approved**;

New Business

- James N. notified the Board **roof replacement** for 7634 will begin on Oct. 17;
- The Board discussed and reviewed in detail the proposed budget for 2007; a few adjustments were agreed upon and the proposed budget was **approved**;
- A draft **election procedure** concurrent with recent state legislation was discussed and accepted. It will be attached to the Annual Meeting proxies;
- Todd Matson was nominated for the Board position of "**1st Vice-President**" which he accepted;
- Paint (from repairs) on landscaping and **quality of cement** (sidewalk) repairs were discussed by the Board, James N. will request Sea View rework/repair these and a new contractor will be contacted for future cement repair quotes;
- **Re-striping parking lot spaces** and curbs – Board approved painting (lot) curbs green, further activities tabled until quotes are received;
- Pool Manager reported an unknown individual **sleeping** in the Sauna Rm.;
- Replacement of rotten stringers in **staircase for unit 338** approved by the Board;
- Dan Baxter formally **resigned** from the Board, effective 10/5/2006;
- Board **appointed** Arthur Munoz (unit 235) to fill the vacant Board seat, effective 10/5/2006.

(At this time, the Board adjourned to **Executive Session**)

The October meeting was **adjourned** at 8:31 pm.

The next Board meeting is scheduled for **Thursday, Nov. 9, 2006 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting

November 9, 2006

Minutes

(Subject to Board of Director's approval)

Board President, Mike Ashby, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Mike Ashby, Todd Matson, Craig Nicholson, Arthur Nuñez, Cathy Leyva (all Board members present), Mr. & Mrs. Connolley (unit 269), Mr. Jackson (unit 115), Ms. Mason (unit 338), Mr. & Mrs. Rauch (unit 351), Mr. & Mrs. Zuk (unit 219), Jose (Timothy Cline Ins.), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

Timothy Cline Insurance presentation

A representative from the above insurance firm made a comprehensive presentation on earthquake insurance options to the Board. Following the presentation, the Board discussed the issue between themselves and with the representative. A special Board meeting will be held on Mon., Nov. 13, 2006 to make the final decision on coverage.

Request by Owners in Attendance

Mr. & Mrs. Connolley (269) discussed resident approval and scheduling for **"tenting"** bldg. 7640 with the board.

Mr. & Mrs. Rauch (351) discussed the condition of the **Hollister wall**, siding repair schedule, Assn. "Percent Funded" amount, and appointment of new Board member process.

Mr. & Mrs. Zuk discussed the process and announcement of **Board appointments** and titles within.

The **October Meeting minutes** were reviewed and **approved**.

October Treasurer's Report:

Total Income	\$49,599.00	YTD \$463,612.37
Total Expenditures	73,024.05	YTD \$259,850.41
Reserve Expenditures	61,427.45	YTD \$442,866.95
Transfer from Reserve	30,000.00	
Transfer to Reserve	6,574.95	
Total Assets	\$413,497.15	

Year-to-date Operating Expenses (as of 10/31/06) are at 57.8% of budget allotment.

The Board approved closing the Los Padres Nat'l Bank account and transferring the balance to the community west Bank Money Market account.

The October Treasurer's Report was **accepted** as presented.

M. Mason updated the board on the status of the **siding Class Action suit**.

C. Leyva reported to the Board various **Landscaping**-related issues: Trash dumpster at bldg. 7638 still needs replacement, water leak appearing in the creek area of unknown origin (JN to contact GMWD), landscaping restoration at 7628 on hold until siding work is completed, and status of ivy covered trees.

Old Business

The Board discussed:

- **Deck** and **siding** repairs (review) as noted on the agenda;
- Re: **water leak** from unit 7610 #214 into the Meeting Room and Utility Closet. The Board again discussed the issue at the homeowner's request and approved to reduce the balance owed by the owner to \$800 (since there was possible discrepancy over the plumber's hours);
- The Board approved **tenting** buildings 7636 and 7640, scheduled in May of '07;
- James will contact Cox Cable Supervisor regarding status of cable at #125 (Walther), whether a trench is needed to install new cable to the unit;
- Board tabled the stenciling of parking spaces in Phase I & II;
- Board approved the replacement of the common doors at Bldg 7630 (maintenance door & door left of exercise room) and door to Meeting Room at 7610, by Sea View, for \$1,45.78;
- No other Old Business

New Business

- James to check with Larry Ramstrum about the siding on the bridge since it was only replaced 4 years ago;
- James to get bid to install non-skid strips on bridge and to paint a rough coat on the boards;
- Board approved the recording of a lien on #206, owing \$2,800+;
- Annual Meeting scheduled for January 11, 2007, at 6PM, at Best Western (if available);
- Bill Bold had reported accidentally breaking a vehicle mirror at carport of #102 while repairing a light fixture; Board approved the reimbursement of it to vehicle owner

(At this time, the Board adjourned to **Executive Session**)

The October meeting was **adjourned** at 9:30 pm.

The next Board meeting is scheduled for **Thursday, Dec. 14, 2006 at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting November 13, 2006 Minutes

(Subject to Board of Director's approval)

Board President, Mike Ashby, called the meeting to order at 7:05 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, Calif.

Board Members In attendance:

Mike Ashby
Craig Nicholson
Cathy Leyva
Todd Matson (in attendance via teleconference)

Board Members absent:

Arthur Munoz

Homeowners In attendance:

Mr. Ladislav Laza (unit 370)
Mr. Dan Baxter (unit 302)

Request by Owners in Attendance

No requests from owners at this time.

President-

Mike Ashby read section 6.10 "Conduct of Meetings" from the Governing documents.

Earthquake Insurance Selection/Renewal discussion

Discussion;

Mike Ashby reported that options C, D & E of the proposed Earthquake Insurance now included – Foundation & Underground Utility coverage.

Craig Nicholson stated that any coverage under 20 million would not provide the association with enough coverage because the California Earthquake Authority (CEA) limits the amounts of earthquake coverage available to individual homeowners– thus options A & B (covering total insured amounts of 5 & 10 million) were not recommended.

Craig recommended Option C - it provided almost full coverage of \$24,719,793, the lowest deductible of 5%, plus foundation & underground utility coverage.

Mike Ashby, Cathy Leyva and Todd Matson agreed and also recommended Option C.

A motion was made by Todd Matson to accept Option C as is, Craig asked to modify/amend the motion. Todd withdrew his motion.

Craig motioned to allow the President to select Option C as quoted but to ask the question of Timothy Cline Insurance Agency - Is it possible to broaden the coverage to include fixtures and other components of the interior building structure? If so, the Association should adopt the policy with the broader language and coverage.

Todd Matson seconded Craig's motion.

The Board UNANIMOUSLY accepted – the motion carried.

The November 13th meeting was **adjourned** at 7:30 pm.

The next Board meeting - **Thursday Dec. 14, 2006 - at 6:00 pm**, to be held at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, Calif.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Eucalyptus Grove Homeowners Board of Directors Meeting

December 14, 2006

Minutes

(Subject to Board of Director's approval)

Board President, Mike Ashby, called the meeting to order at 6:06 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Board members: Mike Ashby, Todd Matson, Craig Nicholson, Cathy Leyva (A. Nunez absent), Mr. Jackson (unit 115), Ms. Medina (unit 214), Mr. & Ms. Wu (unit 317), Ms. Mason (unit 338), James Nguyen (Bartlein and Co, Inc.) and Bill Bold (Scribe).

Request by Owners in Attendance

Mr. Jackson (115) noted the **exterior lighting** for bldg. is on during the day. The power to these lights is on during siding repairs for the repairmen.

Ms. Medina (214) discussed her insurance claim for **water damage** resulting from her washing machine (damage in the Meeting Room and the utility closet of Bldg 7610) with the Board. Mike will email her the sections of the governing documents stating her responsibility.

The regularly scheduled and the special **November Meeting minutes** were reviewed and **approved**.

November Treasurer's Report:

Total Income	\$50,049.83	YTD \$613,662.20
Total Expenditures	135,839.99	YTD 838,557.35
Reserve Expenditures	19,195.11	YTD 462,062.06
Transfer from Reserve	162,330.90	
Transfer to Reserve	76,540.74	
Total Assets	\$331,728.66	

Year-to-date Operating Expenses (as of 11/30/06) are at 83.7% of budget allotment.

The Board approved rolling the matured Simmons 1st Bank CDARS account into the Community West Bank Money Market account.

The November Treasurer's Report was **accepted** as presented.

M. Mason presented a brief update to the board on the status of the **siding Class Action suit**. She just received a written report from atty Hudgens.

C. Leyva reported to the Board various **Landscaping**-related issues: Replacement of landscaping drains and general irrigation check, tree replacement (TBD w/ Craig N.), pine tree removal at bldg. 7620, random palm tree removal, clean up after gutter cleaning needed, and recycling bin for Christmas trees.

Old Business

The Board discussed:

- Quote requested to repair the boundary wall along Hollister Ave from Sea View;
- Ratified decision on earthquake insurance (11/13/06) purchase;
- Building fumigation scheduling; Fumigate Bldgs from Lenz (7640 for \$5,030 in 1st wk of May & 7636 for \$6,190 in 2nd wk of May)
- Unauthorized TV cable on exterior of bldg. at unit 125, Trustee (owner's brother) notified that only 2 channels are not working in the early mornings; otherwise, all is working fine.
- Installation of non-skid strips on the footbridge – Approved, Seaview Construction (\$250); also discussed dry rot found on bridge, Bd. approved Sea View Constr. carrying out repairs, James N. to speak to Ramstrum Constr. on possible restitution;
- Runoff, possibly from Raytheon, Mike A. to follow up;
- Approved the "Revised Board Election Procedures", signed by Bd. Secty., Kathy L., special mailing to owners;
- Front door exterior lighting fixtures (Todd. M.), replacement guidelines approved by Bd., Connelly (269) replacement fixture approved;
- Board approved joining the South Coast HOA;
- No other Old Business.

New Business

- The Board ratified the decision to repair two sections of **roofing** at building 7610 (317), H & H, \$1,680;
- The Board discussed the merits of providing **meeting agendas** to homeowner attendees at monthly Board meetings;
- Toilet leaked from #317 (Wu's) to #217 (Lyons) below. Owners are responsible to deal with one another for restitution.
- No other New Business.

(At this time, the Board adjourned to **Executive Session**)

The December meeting was **adjourned** at 7:52 pm.

The next Board meeting is scheduled for **Thursday, Jan. 11, 2007, at 6:00 pm**, to be held at the Room 1, of the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Monthly Board meetings are normally held in the Grove Meeting Room at 7610 Hollister Ave., Goleta, CA, unless otherwise announced.